



Virginia Housing Commission

Neighborhood Transitions, Land Use, and Building Codes Work Group

June 19, 2019, at 10:00 a.m.

The Capitol, House Room 1

dls.virginia.gov/commissions/vhc.htm

The Neighborhood Transitions, Land Use, and Building Codes Work Group of the Virginia Housing Commission (the Commission) met in Richmond with Senator Mamie Locke, chair, presiding.¹ The meeting began with introductions and opening remarks followed by presentations and discussion. Materials presented at the meeting are accessible through the [*Commission's website*](#).

Presentation: Norfolk's St. Paul's Community: A Transformation of People and Place

Morgan Wheyland, Intergovernmental Relations Officer, City of Norfolk

Steve Morles, Project Director, Norfolk Redevelopment and Housing Authority

Lysandra Shaw, Neighborhood Project Director, Norfolk Redevelopment and Housing Authority

Norfolk's St. Paul's Community Initiative is a generational project to transform the lives of the people and transform the place. It will take approximately 20 years for completion. The area in question is over 200 acres of land. Challenges include flooding (both coastal and rain-based, as well as sunny-day flooding) and concentrations of poverty. Norfolk is committed to provide wrap-around services for residents through a 1.9-cent real estate tax that is directed toward people-focused services in this area. The overall cost is anticipated to be a billion dollars and will tackle education and health issues as well as provide housing. The new community will be composed of mixed-income housing; there will be 200 replacement public housing units for the current 618 units. Housing choice vouchers will provide additional housing opportunities for residents who currently live in public housing in the St. Paul's Community. There are five phases to the project and both public and private money sources will be utilized. Housing Choice Neighborhoods funding and low-income housing tax credits (LIHTC) for 200 units are among money sources being leveraged with private development dollars. Core roads will be added to restore this former historic community. Commercial square footage will be added as the area is reconnected to downtown Norfolk through Church Street.

Presentation: Rural Housing Initiative

Erica Sims, Deputy Director, Housing Virginia

Meetings were conducted by the Rural Housing Initiative throughout the Commonwealth from 2015 through 2017 to determine rural housing needs. Qualitative information was gathered and trends include:

¹ **Members Present:** Senator Mamie E. Locke, Senator George L. Barker, Delegate Betsy B. Carr, Delegate Daniel W. Marshall, III, Laura Lafayette, Andrew Clark, Tyler Craddock, Cindy Davis, Michelle Gowdy, Kelly Harris-Braxton, Joe Lerch, Barry Merchant, A. Vaughn Poller, Ed Rhodes, Kyle Flanders, Ron Clements, Mathew Weaver, Erin Rice

Members Absent: Lawrence Pearson, Jerry Wright, Earl Reynolds, Brian Gordon

- Rural areas are losing population. It is estimated by the Rural Housing Initiative that seniors (55+ in age) will be 20 percent of the population of rural communities by 2020.
- There is a shortage of appropriate housing (i.e., housing that is not aged out of its useful life) and a need for more rental property and fewer single-family homes.

Barriers to the creation of new housing in areas such as Blackstone, Virginia, include securing developers who can hire trades people and create an economically sustainable development with an adequate return of economic investment. Manufactured and modular housing may provide the best solution to providing housing needs in rural areas.

Presentation: Amusement Devices; Trampoline Courts (SB 1229), Ebbin, 2019

Senator Adam P. Ebbin

There is a need for regulations to protect Virginians from injury at trampoline courts. Trampoline courts should be characterized as a dangerous activity—900 pounds of force can impact a person jumping in less than one second. At trampoline courts, participants must sign waivers relieving court owners and operators of liability. There is no instruction given on jumping and using the facility in Senator Ebbin's district. The local fire department near the trampoline court in his district told Senator Ebbin that they see a serious injury, of the sort of injury usually experienced only by elite athletes, once per day due to trampoline jumping mishaps.

There are currently no trampoline court regulations in Virginia or on a national level so liability cannot be established without a showing of neglect in a court of law. Bounce castles and similar amusements are regulated in Virginia. On May 24, the Department of Housing and Community Development (DHCD) had a proposal submitted to begin the regulatory process. Jeff Brown, State Building Code's Office Director, explained that the process to regulate through the Virginia Administrative Process Act may take up to two years to establish regulations. The Virginia Housing Commission will determine at a full Commission meeting whether emergency regulations established through legislation in the 2020 legislative session are necessary to solve this problem in a more expedient way.

Work Plan Update

Cindy Davis from the Department of Housing and Community Development reported that HB 2000, from the 2019 Session, which was referred to the Virginia Housing Commission, has been resolved through the regulatory process. Maximum temperature settings in buildings regulated by the Uniform Statewide Building Code and in certain rooms in facilities regulated by state agencies have been lowered from 80 degrees to 77 degrees in the summer months.

For more information, see the [*Commission's website*](#) or contact the Division of Legislative Services staff:

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